

ARTICLE VII: SUPPLEMENTARY DISTRICT REGULATIONS  
DIVISION 5. COMMERCIAL DISTRICTS  
§1-19-7.500 VILLAGE CENTER ZONING DISTRICT OVERLAY STANDARDS

[A) through (B) remain unchanged]

(C) Design Standards

(4) Building Massing and Bulk

[(a) through (c) remain unchanged]

(d) ~~Commercial~~ **NON-RESIDENTIAL** buildings shall not exceed a maximum footprint of 5,000 square feet except within the growth area communities where the Planning Commission may grant a maximum ~~commercial~~ **NON-RESIDENTIAL** building footprint of up to 8,000 square feet. **THE PLANNING COMMISSION MAY INCREASE THE MAXIMUM FOOTPRINT ABOVE 8,000 SQUARE FEET FOR INSTITUTIONAL USES WITHIN GROWTH AREA COMMUNITIES WHERE ALL OTHER REQUIREMENTS OF THIS CHAPTER ARE MET. THE PLANNING COMMISSION MAY REQUIRE MODIFICATIONS TO BUILDING AND SITE DESIGN WHERE AN INCREASE HAS BEEN GRANTED, TO MINIMIZE NEGATIVE IMPACTS ON SURROUNDING PROPERTIES THAT MAY RESULT FROM THE INCREASED FOOTPRINT. THE BUILDING AND SITE DESIGN MODIFICATIONS SHALL BE LIMITED TO NEW CONSTRUCTION AND MAY INCLUDE: LOCATION OF PUBLIC ACCESS, BUFFERING AND SCREENING, LANDSCAPING, LIGHTING, OUTDOOR RECREATION AREAS, BUILDING LOCATION AND ORIENTATION.**

[(e) remains unchanged]

[(D) remains unchanged]

§1-19-8.620 MODERATELY PRICED DWELLING UNIT (MPDU).  
 §1-19-8.620.5 LOT AREA, WIDTH AND YARD MEASUREMENTS.

[R-3 through R-16 remain unchanged]

<i>Use Classification</i>	<i>Current Min. Lot Area</i>	<i>Proposed Min. Lot Area</i>	<i>Current Lot Width</i>	<i>Proposed Lot Width</i>	<i>Current Front Yard</i>	<i>Proposed Front Yard</i>	<i>Current Side Yard</i>	<i>Proposed Side Yard</i>	<i>Current Rear Yard</i>	<i>Proposed Rear Yard</i>	<i>Current Height</i>	<i>Proposed Height</i>
<b>Village Center</b>												
<b>Residential:</b>												
Single family	6,000	3,000	66	30	25	5	8	4/10*	30	20	30	40
Duplex dwelling	6,000	2,000**	65	20	25	5	8	4/10*	30	20	30	40
Two family dwelling	10,000	1,500**	75	30	25	5	8	4/10*	30	20	30	40
Townhouse	1,600	1,600	16	16	15	5	10	4/10*	20	20	30	40
Multi family dwelling	No Min.	No Min.	65	50	25	10	15	10	50	20	45	45
Multi family group	No Min.	No Min.	150	100	40	10	30	10	50	20	45	45

\* Minimum 4 ft. with minimum 10 ft. between structures.

\*\* Minimum lot area per unit.